

060.A

0005

0116.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

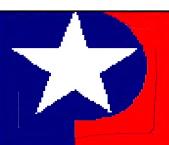
467,700 / 467,700

USE VALUE:

467,700 / 467,700

ASSESSED:

467,700 / 467,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
116-118		LOWELL ST, ARLINGTON

OWNERSHIP	Unit #:	116
Owner 1: SINGELAIS STEVEN M		
Owner 2:		
Owner 3:		
Street 1: 116 LOWELL ST		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: 116-118 LOWELL ST GROUP LLC -	
Owner 2: -	
Street 1: 349 WASHINGTON ST	
Twn/City: MALDEN	
St/Prov: MA	Cntry
Postal: 02148	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Vinyl Exterior and 1264 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8256																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	464,400	3,300		467,700		313423
							GIS Ref
							GIS Ref
							Insp Date
							10/16/18

USER DEFINED

Prior Id # 1:	39951
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	21:34:06
danam	
15897	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	060.A-0005-0116.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	464,400	3300	.		467,700	Year end	12/23/2021	
2021	102	FV	450,800	3300	.		454,100	Year End Roll	12/10/2020	
2020	102	FV	444,000	3300	.		447,300	447,300 Year End Roll	12/18/2019	
2019	102	FV	438,000	3300	.		441,300	441,300 Year End Roll	1/3/2019	
2018	102	FV	461,900	3300	.		465,200	465,200 Year End Roll	12/20/2017	
2017	102	FV	420,700	3300	.		424,000	424,000 Year End Roll	1/3/2017	
2016	102	FV	420,400	3300	.		423,700	423,700 Year End	1/4/2016	
2015	102	FV	356,100	3300	.		359,400	359,400 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							Notes
116-118 LOWELL	59585-164		7/24/2012		337,000	No	No								
116-118 LOWELL	57013-172		6/20/2011	Convenience		No	No	M DEED							

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
10/16/2018		Measured									DGM	D Mann												
1/2/2014		Info Fm Plan								BR	B Rossignol													
2/1/2012		NEW CONDO								BR	B Rossignol													

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			GLA=1264.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1										
Color: GRAY				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1928	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdict: G13	Fact: .			Floor: 1 - 1st Floor														
Const Mod:				% Own: 35.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:		%		Interior:		1	5	2						
Sec Int Wall:	%			Economic:		%		Additions:										
Partition: T - Typical				Special:		%		Kitchen:										
Prim Floors: 3 - Hardwood				Override:		%		Baths:										
Sec Floors:	%			Total:	18.6 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 305.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 0.98000199				Totals		1	5	2						
Insulation: 2 - Typical				Adj \$ / SQ: 403.516														
Int vs Ext: S				Other Features: 60500														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC:			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 570544														
% Com Wal	% Sprinkled			Depreciation: 106121														
				Depreciated Total: 464423														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 060.A-0005-0116.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc
3	Garage	D	Y	1	20X10	A	AV	1928	27.50	T	40	102			3,300		3,300	
More: N	Total Yard Items:	3,300		Total Special Features:					Total:			3,300						